



**US Army Corps
of Engineers**

Vicksburg District
4155 Clay Street
Vicksburg, MS 39183-3435
www.mvk.usace.army.mil



Public Notice

APPLICATION NO.:	MVK-JCB-2005-954
EVALUATOR:	Joyce Butler
PHONE NO.:	(601) 631-5294
FAX NO.:	(601) 631-5459
E-MAIL:	regulatory@mvk02.usace.army.mil
DATE:	December 14, 2005
EXPIRATION DATE:	January 3, 2006

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District, and the Louisiana Department of Environmental Quality, Office of Environmental Services are considering an application for a Department of the Army permit and State water quality certification for the work described herein. A water quality certification is required in accordance with statutory authority contained in the LRS 30:2074 A(3) and provisions of the Clean Water Act. Comments should be forwarded to the Vicksburg District, ATTN: CEMVK-OD-F, at the above address and the Louisiana Department of Environmental Quality, Office of Environmental Services, Post Office Box 4313, Baton Rouge, LA 70821-4313.

The Louisiana Department of Environmental Quality has a copy of the application on file in their office in Baton Rouge and may be inspected at any time between 8:00 a.m. and 4:30 p.m. weekdays. Copies may be obtained from the Louisiana Department of Environmental Quality upon payment of cost of printing. The Louisiana Department of Environmental Quality will make a final decision on the water quality certification pertaining to this application within 30 days after expiration of this notice.

Law Requiring a Permit: Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged or fill material into waters of the United States.

Name of Applicant:

Provenance Development Company
330 Marshall Street, Suite 200
Shreveport, Louisiana 71101

Name of Agent:

C-K Associates, LLC
17170 Perkins Road
Baton Rouge, Louisiana 70810

Location of Work: Sections 19 and 20, T16N-R13W, latitude 32.3583447171°, longitude -93.7301676352°, within the Bayou Pierre drainage basin, Caddo Parish, near Shreveport, Louisiana.

Description of Work: (See enclosed map and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to mechanically clear, grade, and fill wetlands and other waters of the United States. The purpose of the project would be for construction of a multi-use development including retail, commercial, and residential in a pedestrian-friendly environment.

The project site consists of 385.74 acres, of which 68.49 acres are wetlands which would be impacted by the proposed project and an additional 0.97 acre of wetlands would be impacted by future development (total, 69.46 acres wetlands). Other waters of the United States affected by the proposed project would be 0.6 acre, with 0.3 acre of other waters to be affected by future development (total, 0.9 acre other waters). Approximately 20,000 cubic yards of clean commercial fill would be deposited in wetlands and other waters to establish an appropriate ground level grade for construction. Excavated areas would be used to provide retention ponds by expanding existing ponds where possible.

Existing conditions at the project site consist of pipeline rights-of-way, pasture, scrub-shrub, loblolly pine plantation, hardwoods flats, and mature hardwood uplands. Approximately 12 acres of the site have been cleared of pine timber within the last five years. Remaining vegetation on hydric soils consists primarily of hardwoods dominated by willow oak and winged elm in the overstory. In mixed-soil areas, the overstory is dominated by post oak and eastern red cedar. Upland soils support mixed hardwoods and pine plantation.

The placement of dredged and/or fill material in wetlands and waters of the United States associated with the mechanized land clearing and elevation of the site requires a Department of the Army Permit.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the

applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

State Water Quality Permit: The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

Cultural Resources: An initial review indicates that the proposed project would not affect any of the sites in Caddo Parish listed in the National Register of Historic Places. Copies of this notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, the Corps archaeologists, and other interested parties for comment on potential effects to cultural resources that could result from this activity.

Endangered Species: Our initial finding is that the proposed work would not affect any endangered species or their critical habitat. This proposal is being coordinated with the U.S. Fish and Wildlife Service, and any comments regarding endangered species or their critical habitat will be addressed in our evaluation of the described work.

Flood Plain: In accordance with 44 CFR Part 60 (Flood Plain Management and Use), participating communities are required to review all proposed development to determine if a flood plain development permit is required. Flood plain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements.

Evaluation Factors: The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section

404(b) of the Clean Water Act.

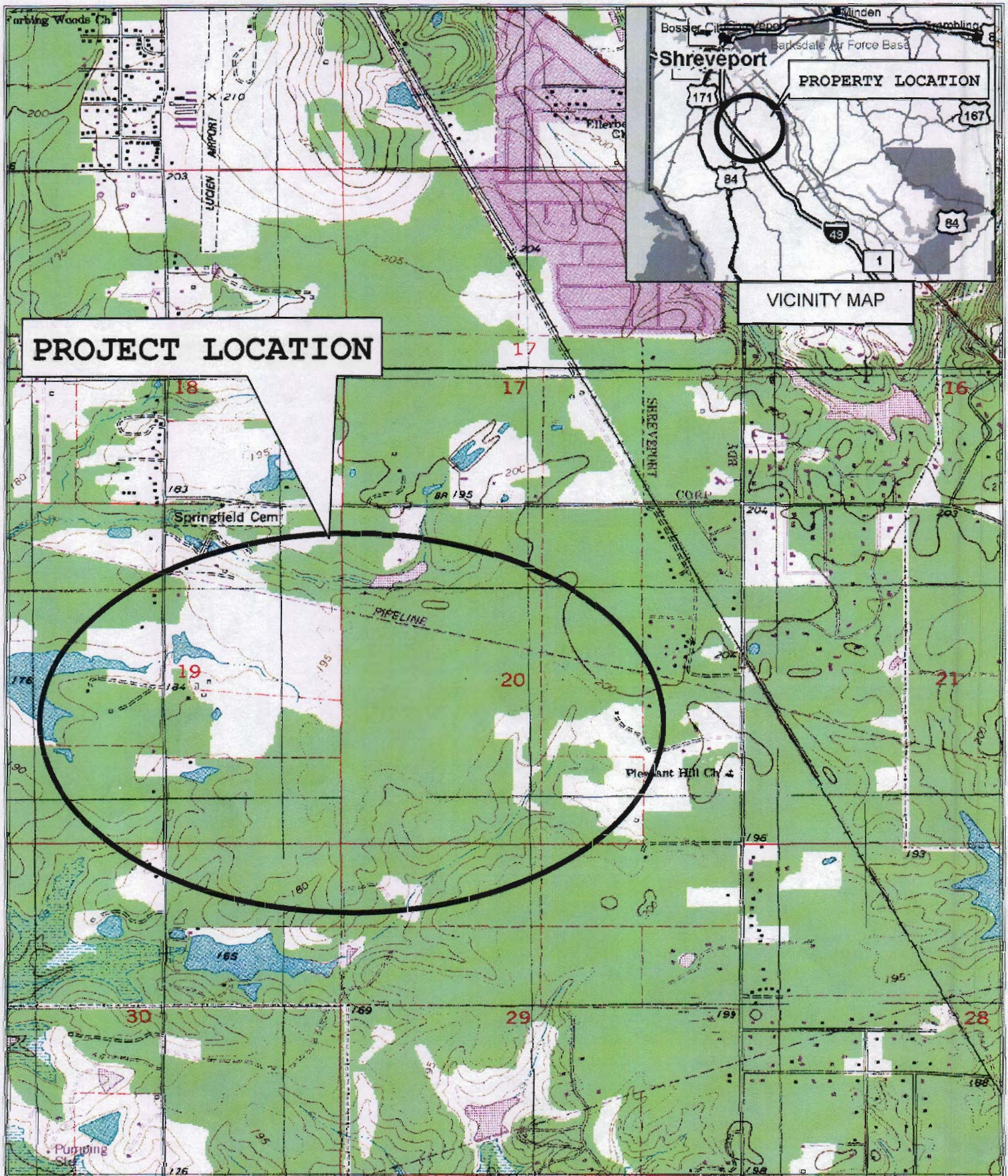
Public Involvement: The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.

Opportunity for a Public Hearing: Any person may make a written request for a public hearing to consider this permit application. This request must be submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

Notification of Final Permit Actions: Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/offices/od/odf/main.asp>, or go directly to the Final Permit Actions web page at <http://www.mvk.usace.army.mil/offices/od/odf/PubNotice/MonthlyNotice/pnmain.asp>.

W. Harold Lee
Team Leader
Evaluation Section

PROVENANCE



SHREVEPORT EAST QUAD

1:24,000

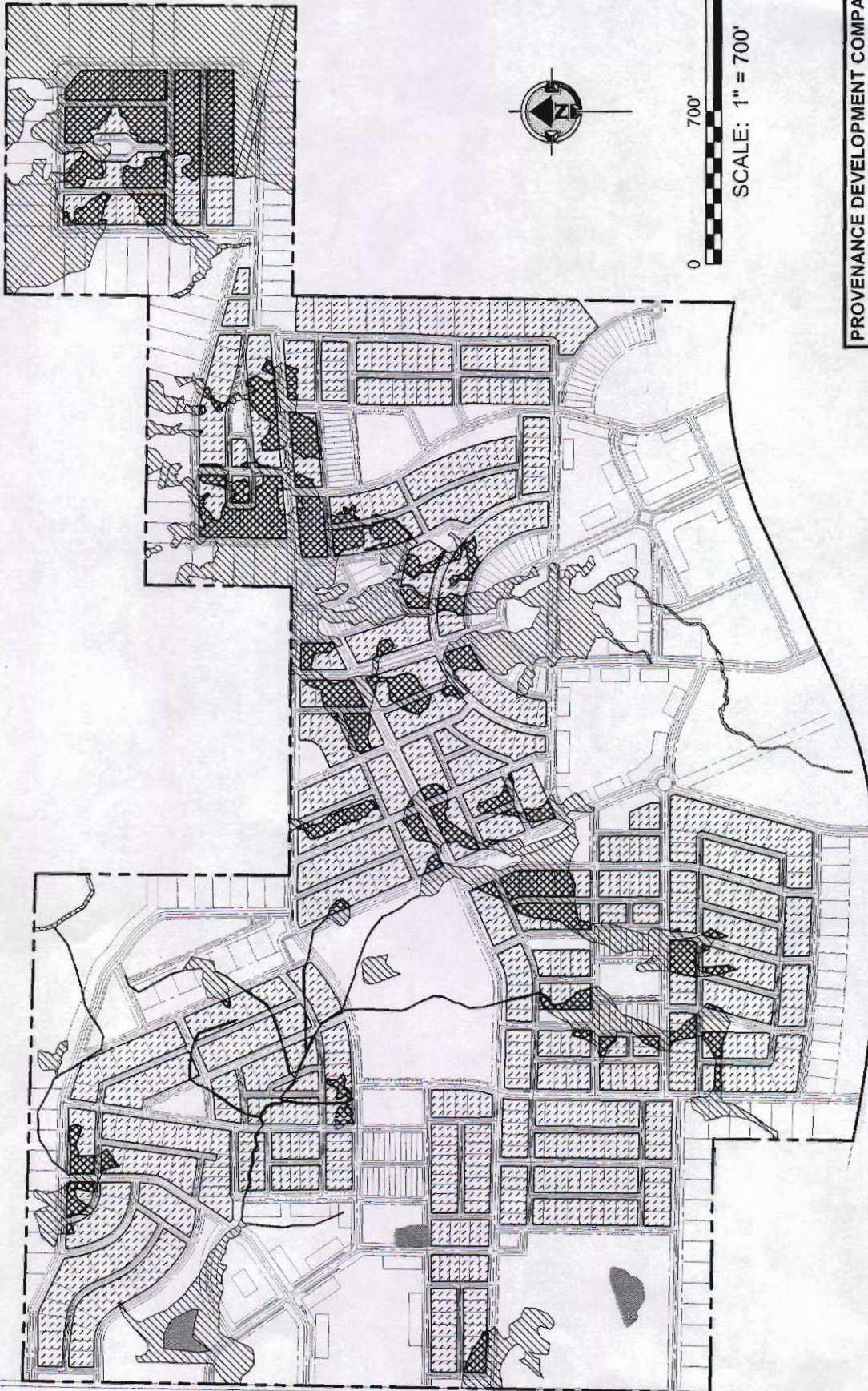
0 0.125 0.25 0.5 Miles



CEMVK-OD-FE

JCB-MVK-2005-954

PROVENANCE DEVELOPMENT
COMPANY



LEGEND

- PROJECT AREA (385.74 ACRES)
- TOTAL WETLANDS TO BE IMPACTED BY PROJECT (68.49 ACRES)
- OTHER WATERS (0.6 ACRES)
- NON-WET (316.65 ACRES)
- VILLAGE GENERAL (120.72 ACRES)
- WETLANDS INCLUDED IN VILLAGE GENERAL (21.10 ACRES)

PROVENANCE DEVELOPMENT COMPANY, LLC
SHREVEPORT, LOUISIANA

PROPOSED PROVENANCE DEVELOPMENT

VILLAGE GENERAL PLAN VIEW

CADDO PARISH

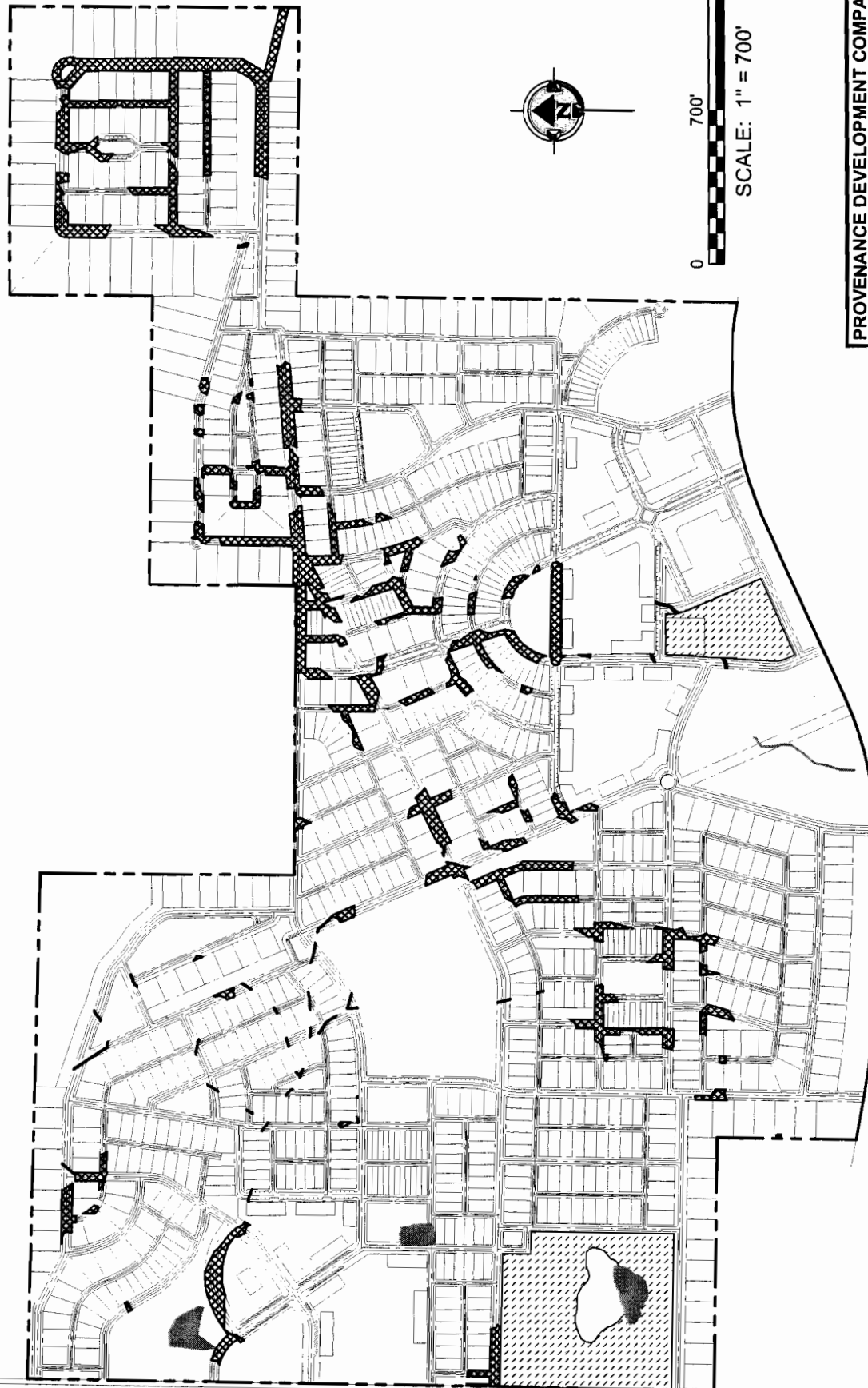


Drawn:	ABJ/ACAD
GT Checked:	-
Checked:	TW
Approved:	TW
Date:	Rev. 11/29/05
Dwg. No.:	A2306A-11

FIGURE 7

CEMVK-OD-FE JCB-MVK-2005-954

PROVENANCE DEVELOPMENT COMPANY
DAVID ALEXANDER MGR



LEGEND

- PROJECT AREA (385.74 ACRES)
- TOTAL WETLANDS TO BE IMPACTED BY PROJECT (68.49 ACRES)
- OTHER WATERS (0.60 ACRES)
- NON-WET (316.65 ACRES)
- RESERVE/FUTURE DEVELOPMENT (93.73 ACRES)
- WETLANDS INCLUDED IN ROAD DEVELOPMENT (15.66 ACRES)

PROVENANCE DEVELOPMENT COMPANY, LLC
SHREVEPORT, LOUISIANA

PROPOSED PROVENANCE DEVELOPMENT

ROAD DEVELOPMENT PLAN VIEW

CADDO PARISH

Drawn: ABL/CAD

GT Checked: TW

Checked: TW

Approved: TW

Date: Rev. 11/29/05

Dwg. No.: A2306A-18

CK
ASSOCIATES, LLC
ENVIRONMENTAL & ENGINEERING
CONSULTANTS

FIGURE 9

CEMVK-OD-FE JCB-MVK-2005-954

PROVENANCE DEVELOPMENT COMPANY
DAVID ALEXANDER MGR



CEMVK-OD-FE JCB-MVK-2005-954

PROVENANCE DEVELOPMENT COMPANY
DAVID ALEXANDER MGR

LEGEND

- PROJECT AREA (385.74 ACRES)
- [Hatched Pattern] TOTAL WETLANDS TO BE IMPACTED BY PROJECT (68.49 ACRES)
- [Solid Black] OTHER WATERS (0.60 ACRES)
- [White] NON-WET (316.65 ACRES)
- [Diagonal Lines] RETENTION/RECREATION LAKES (10.53 ACRES)
- [Cross-hatch] WETLANDS INCLUDED IN RETENTION/RECREATION LAKES (0.96 ACRES)
- [Dotted] OTHER WATERS INCLUDED IN RETENTION/RECREATION LAKES (0.85 ACRES)

PROVENANCE DEVELOPMENT COMPANY, LLC
SHREVEPORT, LOUISIANA

PROPOSED PROVENANCE DEVELOPMENT

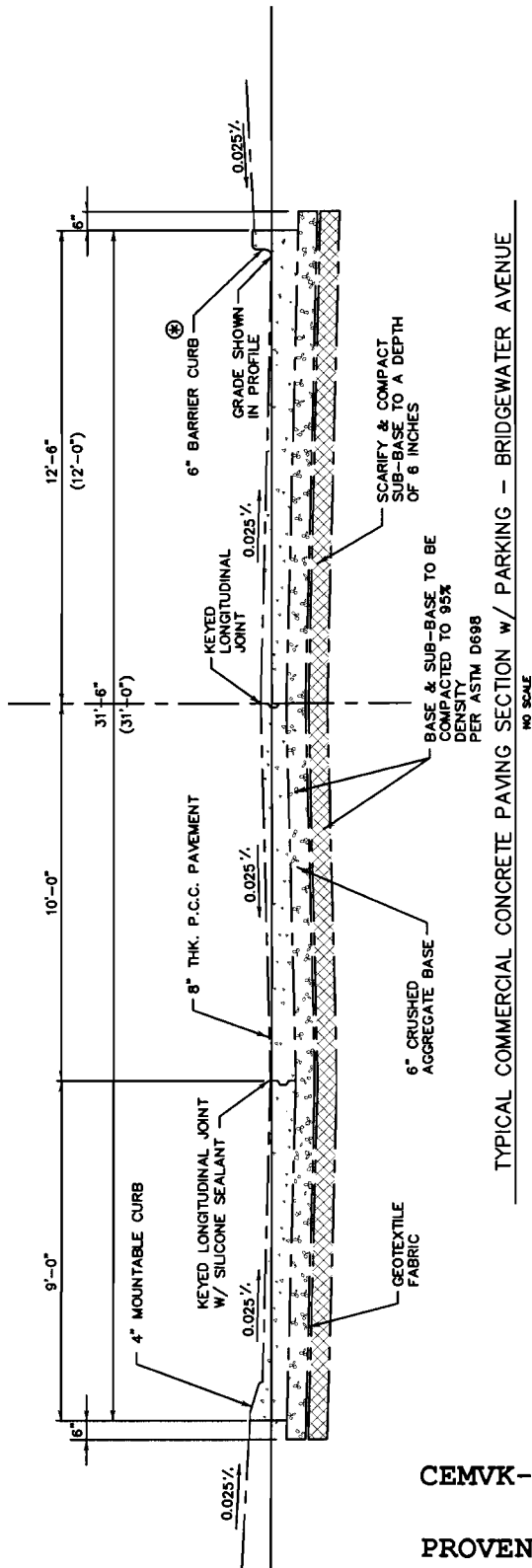
RETENTION/RECREATION LAKES PLAN VIEW

CADDO PARISH

Drawn:	ABU/ACAD
GT Checked:	
Checked:	TW
Approved:	TW
Date:	Rev. 11/29/05
Dwg. No.:	A2306A-19

C-K
ASSOCIATES, LLC
ENVIRONMENTAL & ENGINEERING
CONSULTANTS

FIGURE 10

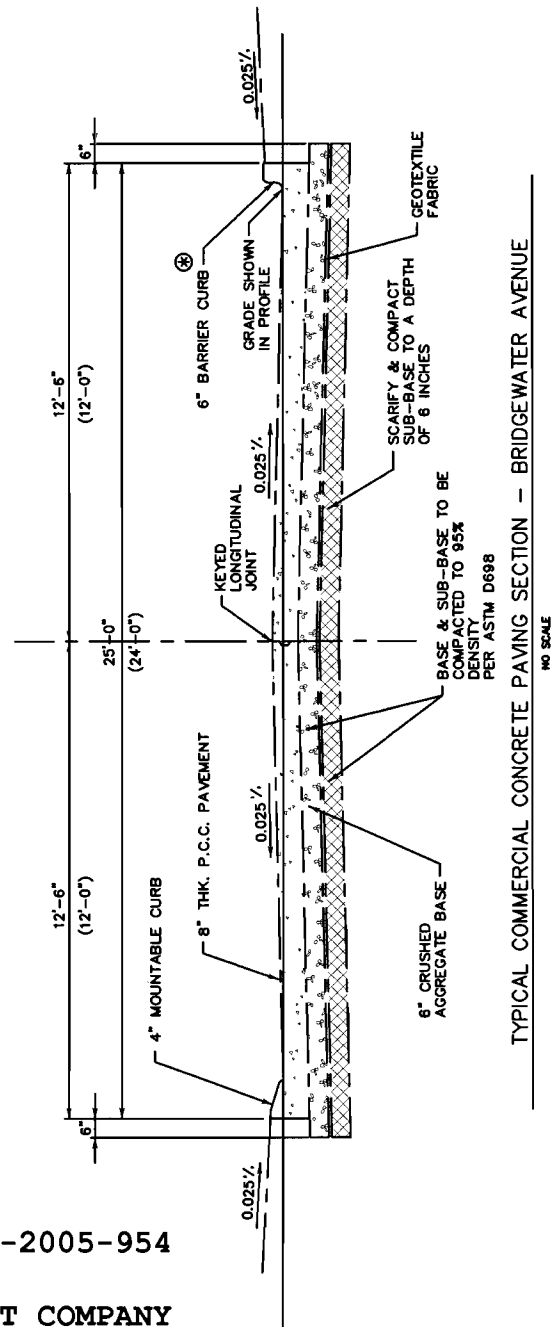


CEMVK-OD-FE JCB-MVK-2005-954

PROVENANCE DEVELOPMENT COMPANY
DAVID ALEXANDER MGR

NOTE:
DIMENSIONS IN "()" ARE FOR WOODBERRY AVENUE.

⊗ USE BARRIER CURB ONLY WHERE SPECIFICALLY CALLED FOR ON THE PLANS. USE MOUNTABLE CURB IN ALL INTERSECTIONS.



PROVENANCE DEVELOPMENT COMPANY, LLC
SHREVEPORT, LOUISIANA

PROPOSED PROVENANCE DEVELOPMENT

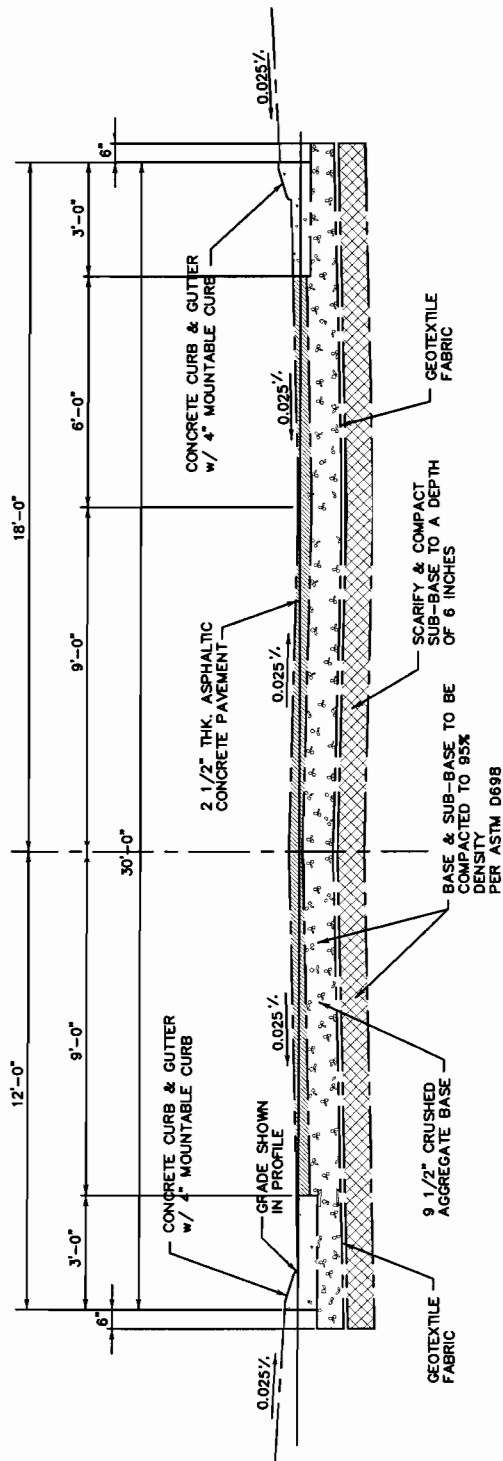
TYPICAL CONCRETE PAVING SECTION

CADDO PARISH

Drawn:	EEB/ACAD
GT Checked:	
Checked:	LJW
Approved:	DEB
Date:	06/15/05
Dwg. No.:	A2306A-07

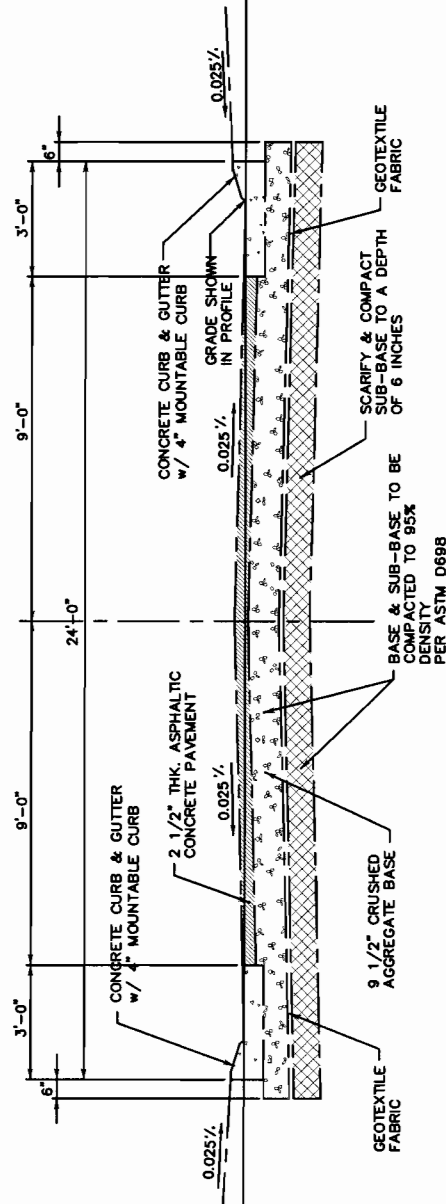


FIGURE 11



TYPICAL ASPHALT PAVING SECTION w/PARKING

NO SCALE



TYPICAL ASPHALT PAVING SECTION

NO SCALE

PROVENANCE DEVELOPMENT COMPANY, LLC
SHREVEPORT, LOUISIANA

PROPOSED PROVENANCE DEVELOPMENT

TYPICAL ASPHALT PAVING SECTION

CADDO PARISH



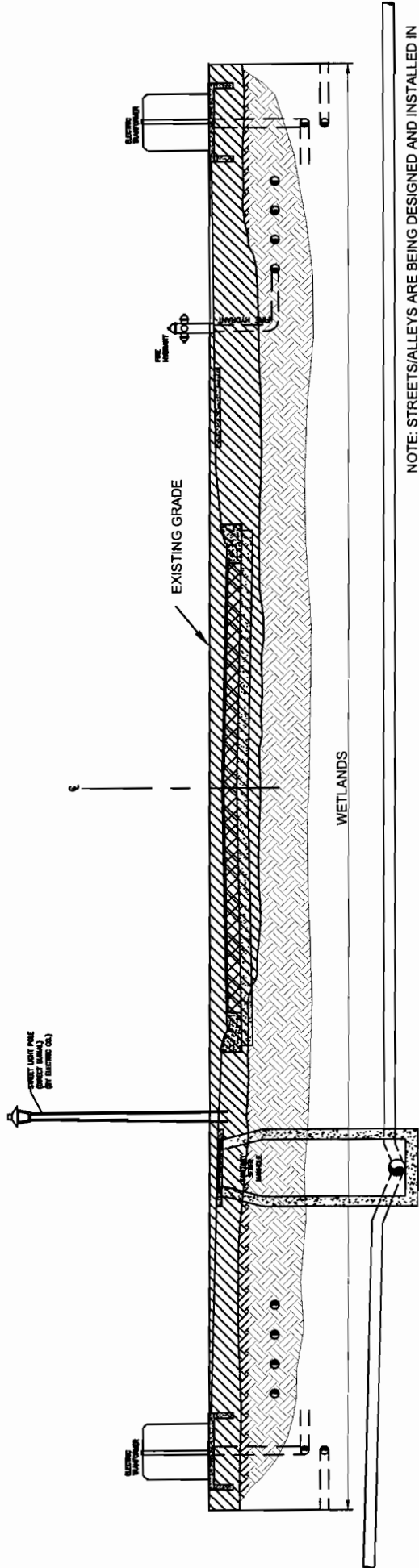
CK ASSOCIATES, LLC
ENVIRONMENTAL & ENGINEERING
CONSULTANTS

Drawn:	EERIACAD
GT Checked:	-
Checked:	LJW
Approved:	DEB
Date:	06/15/05
Dwg. No.:	A2306A-07

FIGURE 12

CEMVK-OD-FE JCB-MVK-2005-954

PROVENANCE DEVELOPMENT COMPANY
DAVID ALEXANDER MGR

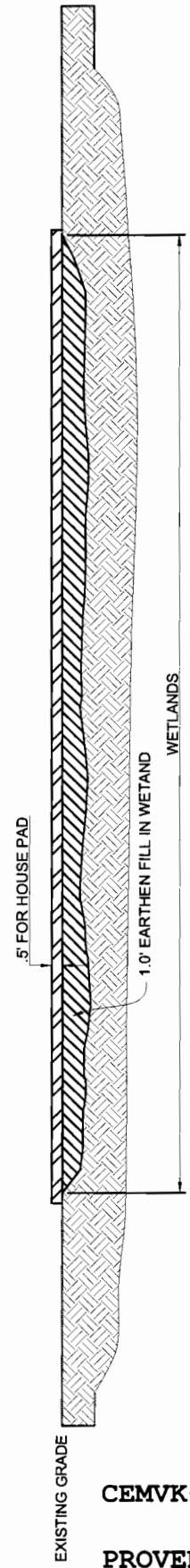


NOTE: STREETS/ALLEYS ARE BEING DESIGNED AND INSTALLED IN A CUT SECTION APPROXIMATELY 1.0 FEET BELOW EXISTING GROUND.

ROAD CROSS-SECTION A-A
NOT TO SCALE





W

E



HOUSEPAD CROSS-SECTION
NOT TO SCALE

LEGEND

-  EARTHEN FILL PLACED IN WETLANDS
-  EXISTING GROUND
-  FILL FOR ROAD
-  CONCRETE FILL FOR HOUSE PAD

PROVENANCE DEVELOPMENT COMPANY, LLC
SHREVEPORT, LOUISIANA

PROPOSED PROVENANCE DEVELOPMENT

CROSS-SECTIONS

CADDO PARISH

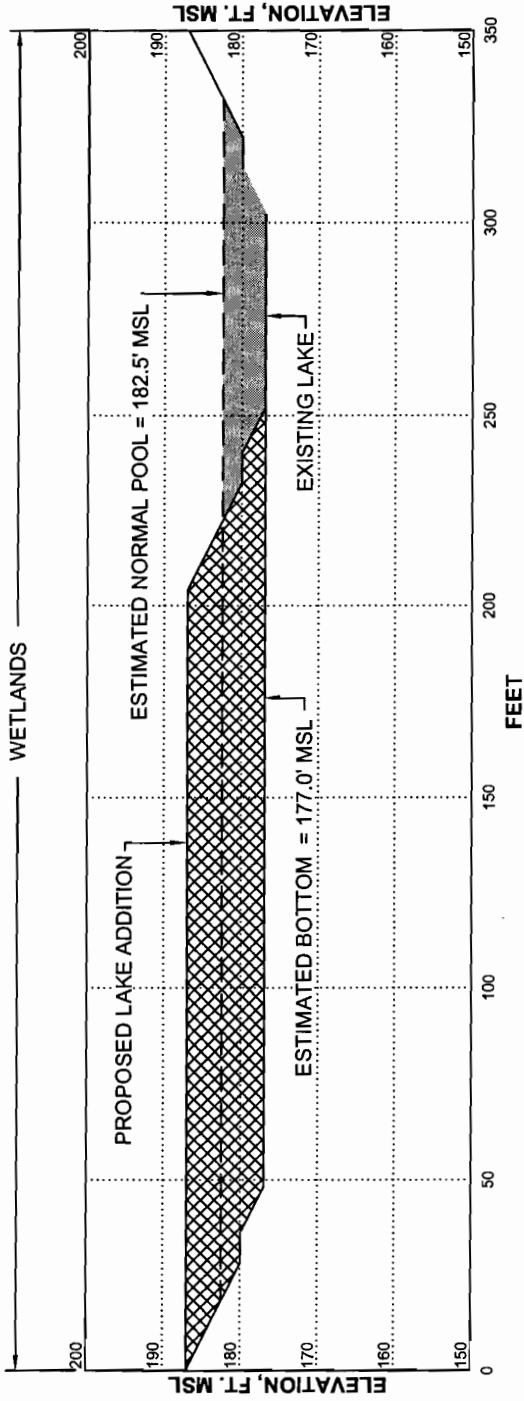
Drawn:	ABU/ACAD
GT Checked:	-
Checked:	TW
Approved:	TW
Date:	09/06/05
Dwg. No.:	A2306A-09



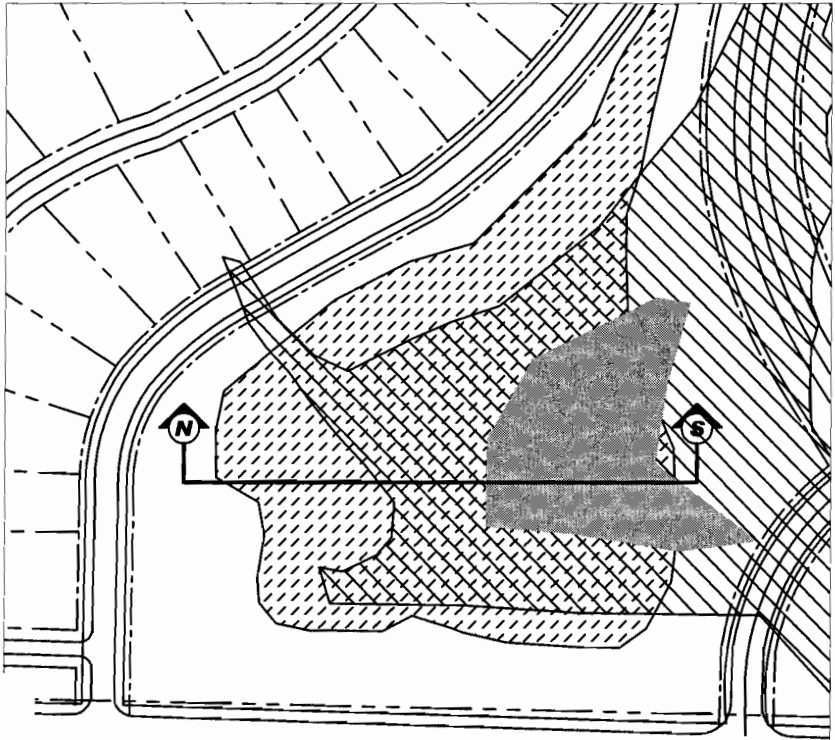
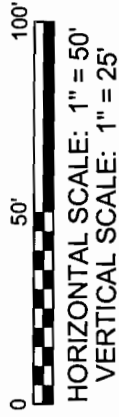
FIGURE 13

CEMVK-OD-FE JCB-MVK-2005-954

PROVENANCE DEVELOPMENT COMPANY
DAVID ALEXANDER MGR



RETENTION/RECREATION LAKE CROSS-SECTION



PROVENANCE DEVELOPMENT COMPANY, LLC
SHREVEPORT, LOUISIANA

PROPOSED PROVENANCE DEVELOPMENT

RETENTION/RECREATION LAKE CROSS-SECTION

CADDO PARISH

CK
ASSOCIATES, LLC
ENVIRONMENTAL & ENGINEERING
CONSULTANTS

Drawn: ABL/ACAD
GT Checked: TW
Checked: TW
Approved: TW
Date: 10/03/05
Dwg. No.: A2306A-17

FIGURE 14